

Process Number	Applicant
<a href="#">01-215</a>	<a href="#">Quantum Developments LLC</a>
<a href="#">01-389</a>	<a href="#">Angel Lopez</a>
<a href="#">01-402</a>	<a href="#">Juan C. Berdeal &amp; Jessica Enriquez</a>
<a href="#">01-434</a>	<a href="#">L&amp;L Family Holdings Inc.</a>
<a href="#">01-436</a>	<a href="#">U.N.G. Enterprises Inc.</a>
<a href="#">02-17</a>	<a href="#">Magali Sarlabous</a>
<a href="#">02-24</a>	<a href="#">Ariel &amp; Ivette Rodriguez</a>

HEARING NO. 02-3-CZ10-1 (01-215)

16-54-39  
Council Area 10  
Comm. Dist. 12

APPLICANT: QUANTUM DEVELOPMENTS LLC, ET AL F/K/A: BONANZA PROPERTIES, INC.

- (1) UNUSUAL USE to permit 9 entrance features.
- (2) DELETION of Condition #32 of Resolution CZAB10-45-99, passed and adopted by Community Zoning Appeals Board #10, reading as follows:

“32. That the main entrances to the development shall remain open and that gates shall not be permitted at the main entrances.”

The purpose of this request is to allow the applicant to have 9 gated entrance features.

- (3) NON-USE VARIANCE OF ZONING REGULATIONS to permit a maximum lot coverage of 49.18% (40% permitted).
- (4) NON-USE VARIANCE OF ZONING REGULATIONS to permit a minimum front setback of 20' (25' required) and a minimum rear setback of 20' (25' required).

#### REQUESTS #3 & #4 ON PARCEL “D”

- (5) NON-USE VARIANCE OF ZONING REGULATIONS to permit a rear setback of 7' (25' required) on proposed Lots 1, 2, 5, 6, 7 & 9, Block 30, Lots 22,23 & 25, Block 29 and Lots 9, 11, 12, Block 47 on Parcel “D”.
- (6) DELETION of Condition #34 of Resolution CZAB10-45-99, passed and adopted by Community Zoning Appeals Board #10, reading as follows:

“34. That requests #3 and #4 shall only apply to a maximum of 40% of the residences in each of the affected parcels (A, B, C and E).”

#### REQUEST #6 ON PARCELS “A”, “B”, “C” & “E”

- (7) NON-USE VARIANCE OF ZONING REGULATIONS to permit a rear setback of 7' (25' required) on proposed Lots 1 & 2, Block 1, Lots 1 & 6, Block 2, Lots 10, 12, 15, 17 & 20, Block 3 on Parcel “A”; Lots 1, 2, 3, 16, 17, 18, 19, 21, 22, 24, 26, 29, 30, 31, Block 1, Lot1, Block 2, Lots 1, 15, 16, 17, 18, 25, 26 & 27, Block 4 on Parcel “B”; Lots 2, 7, 9, 10, 13, 14, 16, 19, Block 29 on Parcel “C”; Lots 6, 14, 21 & 22, Block 51, Lots 1, 2, 5, 6, 8, 27, 28 & 30, Block 52, Lot 21, Block 55 on Parcel “E”.
- (8) MODIFICATION of Condition #2 of Resolution CZAB10-45-99, passed and adopted by Community Zoning Appeals Board #10, reading as follows:

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APPLICANT: QUANTUM DEVELOPMENTS LLC, ET AL

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FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Detail,' as prepared by Robayna & Assoc., Inc., dated received 5/28/99, plans entitled 'Egret Lakes,' as prepared by Robayna and Associates, Inc., last revised 5/4/99, dated received 5/21/99, consisting of 8 pages and plans entitled 'Egret Lakes,' as prepared by Octavio Santurio, AIA, dated received 8/5/98; consisting of 36 pages."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Site Plan Egret Lakes,' as prepared by Robayna and Assocs., consisting of 4 sheets: S-1, S-4 & L-3, dated 2/4/99, SP-1 dated 1/30/02 and plans entitled 'Venetian Isles,' as prepared by Oliva, Meoz-Ortiz Architects & Planners, Inc., consisting of 29 sheets and dated 8/29/01."

(9) MODIFICATION of Paragraph "2" of a Declaration of Restrictions, recorded under Official Record Book 18991, Page 3035, reading as follows:

FROM: "2. That the property shall be development substantially in accordance with that plan submitted with the application entitled 'Detail,' as prepared by Robayna and Associates, dated received 5/28/99 and plans entitled 'Egret Lakes,' as prepared by Robayna and Associates, last revised 5/4/99, dated received 5/21/99, consisting of 8 pages, and plans entitled 'Egret Lakes,' as prepared by Octavio Santurio, A.I.A., dated received 8/5/98, consisting of 36 pages."

TO: "2. The property shall be developed substantially in accordance with that plan submitted with the application entitled 'Site Plan Egret Lakes,' as prepared by Robayna and Assocs., consisting of 4 sheets: S-1, S-4 & L-3, dated 2/4/99, SP-1 dated 1/30/02 and plans entitled 'Venetian Isles,' as prepared by Oliva, Meoz-Ortiz Architects & Planners, Inc., consisting of 29 sheets and dated 8/29/01."

The purpose of Requests #8 & #9 is to allow the applicant to submit new plans showing increased lot coverage and setbacks for the residential lots, the proposed entrance features and changes to the private recreation facility for a previously approved residential development.

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: ENTIRE PROJECT: The north  $\frac{3}{4}$  of the NW  $\frac{1}{4}$  in Section 16, Township 54 South, Range 39 East, and the north  $\frac{3}{4}$  of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  in Section 16, Township 54 South, Range 39 East. PARCEL "A": The north  $\frac{3}{4}$  of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  in Section 16, Township 54 South, Range 39 East. AND: PARCEL "B": A portion of the NW  $\frac{1}{4}$  of Section 16, Township 54 South, Range 39 East, more particularly described as follows:

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APPLICANT: QUANTUM DEVELOPMENTS LLC, ET AL

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Commence at the Northeast corner of the NW  $\frac{1}{4}$  of said Section 16, said point being the Point of beginning of the following described parcel of land; Thence S2°14'41"E, along the east line of the NW  $\frac{1}{4}$  of said Section 16, for 1,319.17'; Thence S87°43'38"W for 325.34' to a Point of curvature; Thence W/ly along the arc of a curve, concave N/ly, having a radius of 180', a central angle of 31°29'32" and an arc distance of 98.94' to a Point of tangency; Thence N60°45'9"W for 540.37'; thence N0°24'20"W for 503.37'; Thence N2°14'41"W, along a line parallel with and 840' west of the east line of the NW  $\frac{1}{4}$  of said Section 16, for 506.84'; Thence N87°43'38"E, along the north line of the NW  $\frac{1}{4}$  of said Section 16, for 864' to the Point of beginning. AND: PARCEL "C": A portion of the NW  $\frac{1}{4}$  of Section 16, Township 54 South, Range 39 East, more particularly described as follows:

Commence at the Northeast corner of the NW  $\frac{1}{4}$  of said Section 16; Thence S87°43'38"W, along the north line of the NW  $\frac{1}{4}$  of said Section 16, for 864' to the Point of beginning; Thence S2°14'41"E, along a line 846' west of and parallel with the east line of the NW  $\frac{1}{4}$  of said Section 16, for 506.84'; thence S0°24'20"E for 386.9'; Thence S82°15'53"W for 684.79'; Thence N2°16'22"W for 314.28' to a point non-tangent on a curve, said point having a radial bearing of S63°37'16"W from its center; Thence N/ly along the arc of a curve, concave to the east, having a radius of 155', a central angle of 45°17'30" and an arc distance of 122.53' to a Point of reverse curvature; Thence N/ly along the arc of a curve, concave to the west, having a radius of 45', a central angle of 21°11'9", and an arc distance of 16.64' to a Point of tangency; Thence N2°16'22"W for 508.86'; Thence N87°43'38"E, along the north line of the NW  $\frac{1}{4}$  of said Section 16, for 694.54' to the Point of beginning. AND: PARCEL "E": A portion of the NW  $\frac{1}{4}$  of Section 16, Township 54 South, Range 39 East, more particularly described as follows:

Commence at the Northeast corner of the NW  $\frac{1}{4}$  of said Section 16; Thence S2°14'41"E, along the east line of the NW  $\frac{1}{4}$  of said Section 16, for 1,980.52'; Thence S87°43'15"W for 1,326.53' to the point of beginning; Thence continue S87°43'15"W for 1,313.29' to a point on the west line of the NW  $\frac{1}{4}$  of said Section 16; Thence N2°13'50"W, along the west line of the NW  $\frac{1}{4}$  of said Section 16, for 989.02'; Thence S87°46'10"E for 721.36' to a point of curvature; Thence E/ly along the arc of a curve, concave to the north, having a radius of 180', a central angle of 5°30'17" and an arc distance of 17.29' to a Point of tangency; Thence N82°15'53"E for 344.43'; Thence S2°16'22"E for 301.37'; Thence S42°8'26"E for 360.35'; Thence S2°16'45"E for 444' to the Point of beginning. AND: PARCEL "D": A portion of the NW  $\frac{1}{4}$  of Section 16, Township 54 South, Range 39 East, more particularly described as follows:

Commence at the Northeast corner of the NW  $\frac{1}{4}$  of said Section 16; Thence S87°43'38"W, along the north line of the NW  $\frac{1}{4}$  of said Section 16, for 1,558.54' to the point of beginning; Thence S2°16'22"E for 508.86' to a Point of curvature; Thence S/ly along the arc of a curve, concave to the west, having a radius of 45', a central angle of 21°11'9" and an arc distance of 16.64' to a Point of reverse curvature; Thence S/ly along the arc of a curve, concave E/ly,

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having a radius of 155', a central angle of 45°17'30" and an arc distance of 122.53' to a Point of non-tangency; Thence S2°16'22"E for 314.28'; Thence S82°15'53"W for 344.43' to a Point of curvature; Thence W/ly along the arc of a curve, concave to the north, having a radius of 180', a central angle of 5°30'17" and an arc distance of 17.29' to a Point of tangency; Thence S87°46'10"W for 721.39' to a point on the west line of the NW ¼ of said Section 16; Thence N2°13'50"W, along the west line of the NW ¼ of said Section 16, for 991.79' to the Northwest corner of said Section 16; Thence N87°43'38"E, along the north line of the NW ¼ of said Section 16, for 1,080.79' to the Point of beginning. AND: PARCEL "F": A portion of the NW ¼ of Section 16, Township 54 South, Range 39 East, more particularly described as follows:

Commence at the Northeast corner of the NW ¼ of said Section 16; Thence S2°14'41"E, along the east line of the NW ¼ of said Section 16, for 1,980.52'; Thence S87°43'15"W for 542.29' to the Point of beginning; Thence continue S87°43'15"W for 784.24'; Thence N2°16'45"W for 444'; Thence N42°08'26"W for 360.35'; Thence N2°16'22"W for 301.37'; Thence N87°43'15"E for 684.79'; Thence S0°24'20"E for 116.47'; Thence S14°41'50"W for 639.18'; Thence N87°43'14"E for 426.6'; Thence S32°33'50"E for 193.25'; Thence S2°14'41"E for 192.45' to the Point of beginning. AND: PARCEL "G": A portion of the NW ¼ of Section 16, Township 54 South, Range 39 East, more particularly described as follows:

Commence at the Northeast corner of the NW ¼ of said Section 16; Thence S2°14'41"E, along the east line of the NW ¼ of said Section 16, for 1,319.17' to the Point of beginning; Thence continue S2°14'41"E for 661.35'; Thence S87°43'15"W for 542.29'; Thence N2°14'41"W for 192.45'; Thence N32°33'10"W for 193.25'; Thence S87°43'14"W for 426.6'; Thence N14°41'50"E for 639.18'; Thence S60°45'9"E for 540.37' to a Point of curvature; Thence E/ly along the arc of a curve, concave to the north, having a radius of 180', a central angle of 31°29'32" and an arc distance of 98.94' to a Point of tangency; Thence N87°45'19"E for 325.34' to the Point of beginning. AND: PARCEL "H": A portion of the NW ¼ of Section 16, Township 54 South, Range 39 East, more particularly described as follows:

Commence at the Northwest corner of said Section 16; Thence S54°15'56"E for 1,803.59' to the Point of beginning, said point lies on a circular curve whose radial line bears N32°22'14"E; Thence E/ly along the arc of said curve, concave to the Northeast, having a radius of 240', a central angle of 10°58'27" and an arc distance of 45.97'; Thence S68°36'12"E for 4.12'; Thence N26°25'56"E for 35'; Thence N63°34'4"W for 50'; Thence S26°25'56"W for 35' to the Point of beginning. AND: PARCEL "I": A portion of the NW ¼ in Section 16, Township 54 South, Range 39 East, more particularly described as follows:

Commence at the Northwest corner of said Section 16; thence S54°23'18"E for 1,745.02' to the Point of beginning, said point lies on a circular curve whose center bears N46°24'58"E; thence along the arc of said curve, concave to the Northeast, having a radius of 240', a central angle of 25°1'10" and an arc distance of 104.8' to a Point of tangency; thence S68°36'12"E for 165.67' to a Point of curvature; thence E/ly along the arc of a curve, concave to the north, having a radius of 240', a central angle of 13°38'5" and an arc distance of 57.11' to a point on a non-tangent curve, said point bears N7°45'43"E to the center of the following curve; thence along its arc, concave to the east, having a radius of 25', a central angle of 103°38'5" and an arc distance of 45.22' to a Point of tangency; thence N21°23'48"E for 116.46' to a Point of curvature; thence W/ly along the arc of a curve, concave to the Southwest, having a radius of 25', a central angle

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APPLICANTS: QUANTUM DEVELOPMENTS LLC, ET AL

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of 90°0'0" and an arc distance of 39.27' to a Point of tangency; thence N68°36'12"W for 68.64' to a point on a circular curve whose center bears N68°36'12"W, thence along the arc of said curve, concave to the south, having a radius of 35', a central angle of 180°0'0" and an arc distance of 109.96' to a point; thence N68°36'12"W for 68.64' to a Point of curvature; thence S/ly along the arc of a curve, concave to the Southeast, having a radius of 25', a central angle of 90°0'0" and an arc distance of 39.27' to a Point of tangency; thence S21°23'48"W for 102.34' to a Point of curvature; thence W/ly along the arc of a curve, concave to the Northwest, having a radius of 25', a central angle of 115°1'10" and an arc distance of 50.19' to the Point of beginning. LESS THE FOLLOWING DESCRIBED PARCEL: Commence at the Northwest corner of said Section 16; Thence S54°15'56"E for 1,803.59' to the Point of beginning, said Point lies on a circular curve whose center bears N32°22'14"E; thence E/ly along the arc of said curve, concave to the Northeast, having a radius of 240', a central angle of 10°58'27" and an arc distance of 45.97'; thence S68°36'12"E for 4.12'; thence N26°25'56"E for 35'; thence N63°34'4"W for 50'; thence S26°25'56"W for 35' to the Point of beginning.

A/K/A: The north  $\frac{3}{4}$  of the NW  $\frac{1}{4}$  in Section 16, Township 54 South, Range 39 East, and the north  $\frac{3}{4}$  of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  in Section 16, Township 54 South, Range 39 East.

LOCATION: The Southeast corner of theoretical S.W. 157 Avenue and theoretical S.W. 26 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 127.52 Acres

PRESENT ZONING: RU-1M(a) (Modified Single Family 5,000 sq. ft. net)  
RU-1M(b) (Modified Single Family 6,000 sq. ft. net)  
RU-3M (Minimum Apartment House 12.9 units/net acre)

APPLICANTS: ANGEL LOPEZ, ET AL

- (1) UNUSUAL USE to permit a day care center.
- (2) NON-USE VARIANCE OF SETBACK REQUIREMENTS for buildings of public assemblage to permit the day care center to setback a minimum of 50.02' (75' required) from the interior side (south) property line and setback 50' (75' required) from the rear (west) property line and 25' (50' required) from the front (E/ly) property line.
- (3) NON-USE VARIANCE OF PARKING REQUIREMENTS to permit parking and parking areas within 25' of an official right-of-way (N.W. 118<sup>th</sup> Avenue) (not permitted).
- (4) NON-USE VARIANCE OF LOT COVERAGE REQUIREMENTS to permit a lot coverage of 25.7% (15% permitted).

A plan is on file and may be examined in the Zoning Department entitled "Angel Day Care Center," as prepared by E. R. Brownell & Assoc., Inc., consisting of 3 sheets, dated received 1/7/02. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 2, Block 1, ANIELLO ESTATES, Plat book 146, Page 85.

LOCATION: Lying approximately 380' north of N.W. 2 Street & lying W/ly of N.W. 118 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.35 Acres

PRESENT ZONING: EU-1 (Estates 1 Family 1 Acre Gross)

APPLICANTS: JUAN C. BERDEAL & JESSICA ENRIQUEZ

- (1) NON-USE VARIANCE OF ZONING REGULATIONS to permit a single family residence to setback 4.85' (7.5' required) (5' previously approved) from the interior side (north) property line.
- (2) NON-USE VARIANCE OF ZONING REGULATIONS to permit an aluminum storage shed setback 2' (5' required) from the rear (west) property line.
- (3) NON-USE VARIANCE OF ZONING REGULATIONS prohibiting a motor travel home to be parked within the 15' side street (south) setback area; to waive same.
- (4) NON-USE VARIANCE OF ZONING REGULATIONS to permit the aforementioned motor travel home 38' in length (30' maximum permitted) to be parked on the premises.

A survey is on file and may be examined in the Zoning Department entitled "Boundary Survey," as prepared by Miguel Espinosa Land Surveying, Inc., dated stamped received on 12/3/01.

SUBJECT PROPERTY: Lot 9, Block 2, SUPERIOR HOMES, SECTION 1, Plat book 118, Page 14.

LOCATION: 32 N.W. 133 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.21 Acre

PRESENT ZONING: RU-1 (Single Family Residential)

HEARING NO. 02-3-CZ10-5 (01-434)

16-54-39  
Council Area 10  
Comm. Dist. 12

APPLICANT: L & L FAMILY HOLDINGS, INC.

GU to RU-1M(b)

SUBJECT PROPERTY: The west 200' of the east 1,040' of the south  $\frac{1}{2}$  of the north  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ , less the south 25' thereof, in Section 16, Township 54 South, Range 39 East.

LOCATION: Approximately 800' west of S.W. 147 Avenue and approximately 300' south of theoretical S.W. 26 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.4 Acres

GU (Interim)

RU-1M(b) (Modified Single Family 6,000 sq. ft. net)



HEARING NO. 02-3-CZ10-6 (01-436)

16-54-39  
Council Area 10  
Comm. Dist. 12

APPLICANT: U. N. G. ENTERPRISES, INC.

GU to RU-1M(b)

SUBJECT PROPERTY: The west 280' of the south  $\frac{1}{2}$  of the north  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 16, Township 54 South, Range 39 East, less the west and south 25' thereof.

LOCATION: The Northeast corner of theoretical S.W. 149 Avenue and theoretical S.W. 28 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.62 Acres Net

GU (Interim)

RU-1M(b) (Modified Single Family 6,000 sq. ft. net)

APPLICANTS: ARIEL & IVETTE RODRIGUEZ

- (1) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit the proposed single family residence setback 8' (15' required) from the interior side (north) and 12' (15' required) from the interior side (south) property lines.
- (2) NON-USE VARIANCE OF FENCE HEIGHT REQUIREMENTS to permit the proposed front gate and columns with a height varying from 6.33' to 7.5' (6' permitted).

A plan is on file and may be examined in the Zoning Department entitled "Residence for Ivette & Ariel Rodriguez," as prepared by M. J. Chiu, Architect, dated 12/6/01 and consisting of 5 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 14, Block 6, J.G. HEAD'S FARMS, UNIT "A", Plat book 46, Page 13.

LOCATION: 3351 S.W. 130 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 100' x 306.1'

PRESENT ZONING: AU (Agricultural – Residential)

APPLICANT: MAGALI SARLABOUS

- (1) NON-USE VARIANCE OF ZONING REGULATIONS to permit a single family residence with a lot coverage of 46% (35% permitted).
- (2) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit a residence setback a minimum of 24.93' (25' required) from the front (north) property line and setback 5.1' (7.5' required) from the interior side (east) property line.
- (3) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit a proposed playroom addition to setback 12.5' (25' required) from the rear (south) property line.

Plans are on file and may be examined in the Zoning Department entitled "Addition to Residence Magali Sarlabous," as prepared by E.C. & Assoc., Inc., consisting of 2 sheets, dated received 1/7/02. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 3, 4 & 5, Block 75, AMENDED PLAT CENTRAL MIAMI, PART 3, Plat book 25, Page 42.

LOCATION: 6890 S.W. 39 Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 75' x 100'

PRESENT ZONING: RU-1 (Single Family Residential)